

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 21, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>To authorize the City Manager to execute an amendment to the Construction Management Services Agreement with Flynco, Inc., for the construction of, and Complete Construction Management Services for, the West Central Community Center Project and to approve the final Guaranteed Maximum Price of \$5,273,350 for the project, plus a 5% contingency</p> <p>Submitted By:</p> <p>Parks & Recreation Department</p>	<p>Ordinance ✓Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>A resolution to authorize the City Manager to execute an amendment to the Construction Management Services Agreement with Flynco, Inc., for the construction of, and complete Construction Management Services for, the West Central Community Center Project and to approve the final Guaranteed Maximum Price for the project in the amount of \$5,273,350.00, plus a 5% contingency. The final Guaranteed Maximum Price plus \$900,000.00 in soft cost will make total project cost of \$6,173,350.00</p>	
<p>FISCAL IMPACT</p>	<p>Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding.</p>	
<p>RECOMMENDATION</p>	<p>Approval of the resolution.</p>	

**CITIZEN
PARTICIPATION**

The Master Plan of subject was prepared with extensive public involvement in which a portion was included in 2011 Tax issuance for a community center and pool. The selection process included a review committee appointed by the City Manager consisting of representatives from the private and public sectors as well as neighborhood association.

BACKGROUND

West Central Community Center is located near the intersection of Colonel Glenn and John Barrow Roads on what used to be called Rosedale Park that was managed by the Optimist Club. In 2007, Resolution 12,573 was passed accepting Optimist Club donation of land to become part of the parks system in an effort to realize development of a first class ball complex and community center. A master plan had been completed in 2009 and some lands had been acquired through donations and purchased since inclusion in the parks system. In 2011, the tax passage provided \$6 million for a community center and pool. In August 2012, the City issued RFQ No. 12282 for the selection of a construction manager to provide pre-construction and complete construction management services for the West Central Community Center Project. A Consultant Selection Committee selected Flynco, Inc., from twelve (12) submittals for recommendation to enter into a contract for this project. Flynco, Inc., as Construction Manager for the project, will assist staff and Woods Group Architects along with interested citizens in the design and development of these facilities.

The contract for construction management services was executed by the parties on June 18, 2013, and provided that for and consideration of the applicable pre-construction services described in Exhibit A to the contract, the City will pay to Flynco, Inc., a fee for pre-construction services in an amount not to exceed \$245,000.00.

The contract also provided that City Staff will present to the Board of Directors for approval the final Guaranteed Maximum Price ("GMP") for the construction of the project, the Construction Management Fee and the final Direct Overhead Job Cost and Reimbursable Expenses for construction of this Project when a firm construction budget is established. It has been determined that the final GMP for the West Central Community Center Project is \$5,273,350.00.

**BACKGROUND
CONTINUED**

Included in the final GMP is the Construction Management Fee at 5% of the cost of construction, or \$251,112.00. Also included in the final GMP are the final Direct Overhead Job Cost and Reimbursable Expenses for construction of this project at 4.75% of the cost of construction, or \$227,738.00.